

2012 400 - Construction

Project	Dept.	General Fund	Riverfront 2000/CC Fund	Grants	Park Dedication Fund	Charter Bonds	G.O Sewer Revenue Bonds	Other	Totals
Civic Center Auditorium Expansion & Arena Remodel	CC							27,800,000 Sales Tax & State Bonding	27,800,000
Abatement of Shooting Range Site	PS							80,000 General Obligation Bond	80,000
Fire Station Improvements	PS							2,700,000 Charter Bond Referendum	2,700,000
Upgrade Public Safety Radio Equipment	PS	900,000							900,000
Blower Replacement	PW-WW							350,000 General Obligation Bond	350,000
Clarifier Rehabilitation & C12 Contact Chamber Rehabilitation	PW-WW							3,500,000 Water Revenue Bond	3,500,000
Land of Memories Phase I	PW-P	250,000							250,000
Public Works Facility Improvements - Phase III	PW-G	230,000						470,000 CG Cash Reserve \$115K & Utility Funds \$355K	700,000
Replace Class 400 bus with Class 400 bus	PW-T			54,400				13,600 Transit Fund	68,000
Renovation for Family Gathering Area	PW-P				75,000				75,000
Sibley Park Reservoir Replacement	PW-W							1,000,000 General Obligation Bond	1,000,000
Thomas Park Hockey Rink Improvements - Phase II	PW-P	155,000						155,000 Donations	\$ 310,000
Trail Creek - Phase II	PW-P				125,000				125,000
Wings Over White Oaks Park Phase I of II	PW-P				95,000				95,000
Well #13 Rehabilitation	PW-W							350,000 Water Fund	350,000
Total		1,535,000	-	54,400	295,000	-	-	36,418,600	38,303,000

CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
CIVIC CENTER	CIVIC CENTER	CIVIC CENTER AUDITORIUM EXPANSION & ARENA REMODEL	2012

SOURCES OF FUNDING

Sales Tax	\$13,900,000
State Bonding	\$13,900,000
Total Cost	\$27,800,000

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Civic Center Arena Remodel includes pre-game function space/convention meeting room build out; Civic Center arena upgrades (seating, lighting, energy efficiency); Civic Center locker room upgrades; Storage space relocation. Arena Remodel (All Season's Arena) includes women's game and practice facility upgrades; parking/site development.

Justification: Multi-use performance auditorium for Civic Center concerts, meetings, conventions, Minnesota State University Mankato, and other regionally significant performing arts organizations. Flexible design of the circulation space, front of house, and back of house will be pursued. This will allow us to maximize the use of the space for conventions, meetings and other events. The expansion will position the Civic Center to increase the number and size of conventions, meetings, and concerts currently being lost to other markets. The expansion will also allow the ability to hold multiple events simultaneously. Project will be LEED Certified. The construction and operations have been supported by local option sales tax (no State bonding). The first year of operations the auditorium will host 35 events (conservatively).

The arena improvements will create equitable facilities for MSUM Hockey Program (men's and women's teams) among other State facilities. The arenas need to be remodeled to meet the needs of the Division I Hockey Program and conventions, meetings, and trade shows. State bonding dollars have gone to other facilities that directly compete with the Verizon Wireless Center, which puts the facility at an operational disadvantage. The original project budget of \$13 million will not build a quality facility; therefore, investing and upgrading existing facilities to meet program needs is necessary.

Requirements:

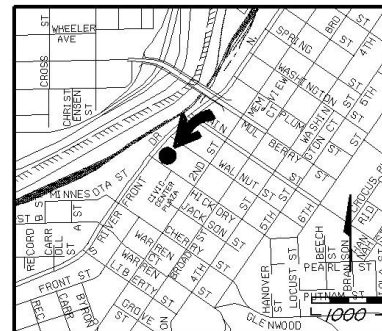
Impact: Improvements and expansion would result in approximately \$7.6 million economic impact.

Planning Commission Comment: None

PROJECT HISTORY: 2008 – requested \$1.2 million (w/local match) of State bonding to be utilized for pre-design and design of Southern MN Women's Hockey Exposition Center (arena) and Performing Arts Auditorium (vetoed by Governor Pawlenty). 2008-2009 – Proceeded with preliminary design for the arena/auditorium using local dollars. 2009 – requested State bonding dollars of \$13.8 million for arena/auditorium (vetoed by Governor Pawlenty) 2010 – requested State bonding dollars of \$13.9 million for the Civic Center Auditorium Expansion & Arena Remodel. 2010 - Start Construction-project will create 574 construction jobs. 2011 and beyond – The Civic Center Auditorium Expansion and Arena Remodel will have a combined \$27.6 million annual economic impact.

LOCATION AND RELEVANT GRAPHIC DETAILS

Verizon Wireless Center



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PUBLIC SAFETY	ABATEMENT OF SHOOTING RANGE SITE	2012

SOURCES OF FUNDING

General Obligation Bond	<u>\$ 80,000</u>
TOTAL	<u>\$ 80,000</u>

PROJECT SCHEDULE Preliminary Estimate Construction

Original
Current
Actual

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: The City and County constructed a new shooting range facility in 2007. The new shooting range has a temporary conditional use permit (CUP) and it will be determined after the first year of operations if this site is suitable. Due to the previous range being used by a number of entities, abatement can not occur until 2012, provided all restrictions under the CUP for the new range are either lifted or adapted. Lead deposit (per federal regulations), deteriorated shooting shelters and concrete will need to be removed from the site. The site will be landscaped to comply with flood plain requirements.

Justification: Environmental requirements will include the removal of fill containing lead from the site and material will be transported to an authorized disposal facility.

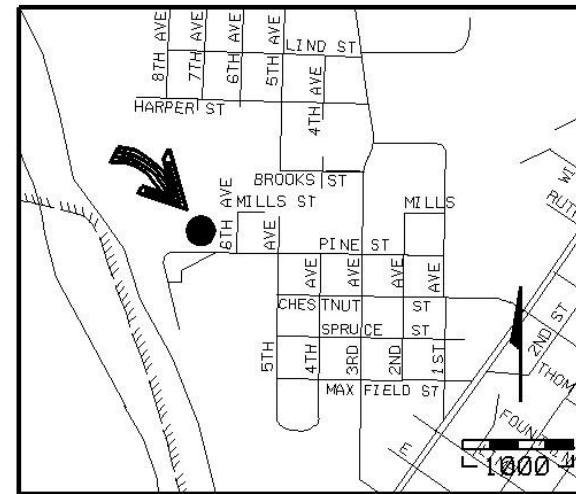
Requirements:

Impact:

Planning Commission Comment: None (2007, 2008)

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PUBLIC SAFETY	FIRESTATION IMPROVEMENTS	2012

SOURCES OF FUNDING

Charter Bond Referendum

\$2,700,000

TOTAL

\$2,700,000

LOCATION AND RELEVANT GRAPHIC DETAILS

PROJECT SCHEDULE

Preliminary Estimate

Construction

Original

Current

Actual

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Construct new fire station to serve the northeast section of the city. Station would be staffed mainly with volunteers, apartment style units for live-in residents with sleeping quarters and common areas for non-residents. Project is envisioned as a two-bay station with small training room. Major training facility is to be located with the public safety complex. Cost includes funding for a fire pumper. And land acquisition.

Project History/Justification: Fire Station #1 will be relocated to the present Public Works Building site on Lamm Street, be totally replaced with a new Fire Station, or refurbished and expanded on its existing site. Any of those options for Station #1 will provide a site capable of housing all equipment and continuing a training area for the Fire Department.

Site Requirement: Unknown. May be sited on city-owned land in NE section of Industrial Park, otherwise city will have to purchase property.

Impact:

Planning Commission Comment: None (2007, 2008)

CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PUBLIC SAFETY	UPGRADE PUBLIC SAFETY RADIO EQUIPMENT	2012

SOURCES OF FUNDING

General Fund

\$900,000

TOTAL

\$900,000

LOCATION AND RELEVANT GRAPHIC DETAILS

PROJECT SCHEDULE

Preliminary Estimate

Construction

Original

Current

Actual

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Replacing VHF public safety and public works radio equipment to include: base stations, antennas, mobile radios and portable radios. This makes an assumption that we will not be converting current equipment to support narrow banding but rather switching to a 700-800 mhz radio system connected to the state ARMER system. It does include an allowance for repeater units for in-building coverage.

Project History/Justification: The FCC has mandated that all radio equipment has to be converted to narrowband frequencies by January 1, 2013. A pending radio study being conducted by Blue Earth County and Nicollet County will provide us with more firm estimates, but current information indicates that the cost will be comparable to convert to 700-800 mhz rather than narrow banding current equipment and this will allow for upgrading old equipment to a newer technology with new equipment. Some grant funding may be available, however the amount is not known at this time

Impact:

Planning Commission Comment: none (2008)

CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
WASTEWATER TREATMENT	PUBLIC WORKS	BLOWER REPLACEMENT	2012

SOURCES OF FUNDING

General Obligation Bond	\$ 350,000
Total Cost	\$ 350,000

PROJECT SCHEDULE

Preliminary estimate in 2011

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Replace blowers at the Wastewater Treatment Plant.

Justification: The blowers were installed with the 2000 plant up-grade. These large horsepower blowers consume a great deal of electricity. Increasing energy costs and blower technology improvements can decrease the annual electrical costs with a short pay-back period.

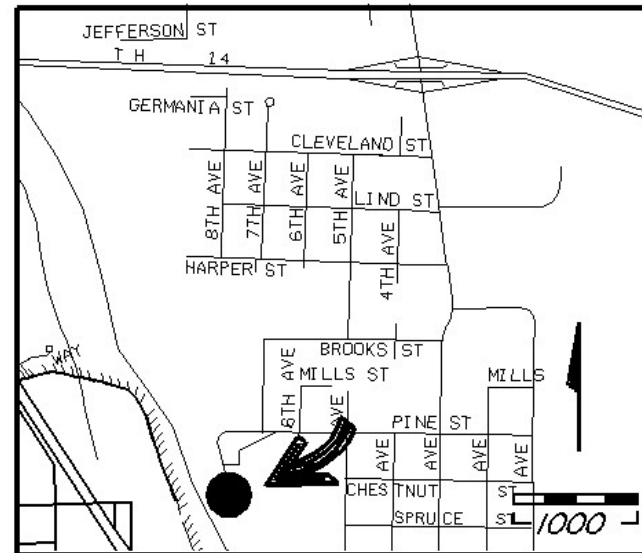
Requirements: None

Impact: None

Planning Commission Comment: None

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
WASTEWATER TREATMENT	PUBLIC WORKS	CLARIFIER REHABILITATION	2012

SOURCES OF FUNDING

Water Revenue Bond	\$ 3,500,000
Total Cost	\$ 3,500,000

PROJECT SCHEDULE

Preliminary estimate in 2007

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Replace (renovate) two (2) final clarifiers, two (2) primary clarifiers and chlorine contact/final effluent tank at the Wastewater Treatment Plant.

Justification: The final and primary clarifiers were originally installed at the Wastewater Treatment Plant as part of the 1971-73 expansion of the facility to secondary treatment. The chlorine contact/final effluent tank was constructed in 1953. The condition of the final clarifiers has deteriorated to the point that they are no longer repairable nor usable. The 1993 Wastewater Treatment Plant Master Plan identified that these units would need to be replaced in the near future. These units actually needed replacing when the facility was upgraded in 1998-2001. Unfortunately, funding was not available. These units comprise 33% of total clarifier capacity. When routine maintenance is performed on one of the 2000 clarifiers the plant operates without 66% of its capacity making it difficult at best and a NPDES Permit violation under some flow conditions. These clarifiers must be repaired. Metal work and drive rehabilitation is required on the primary clarifiers. Crack repair, handrails and weirs is needed on the chlorine contact/final effluent tank.

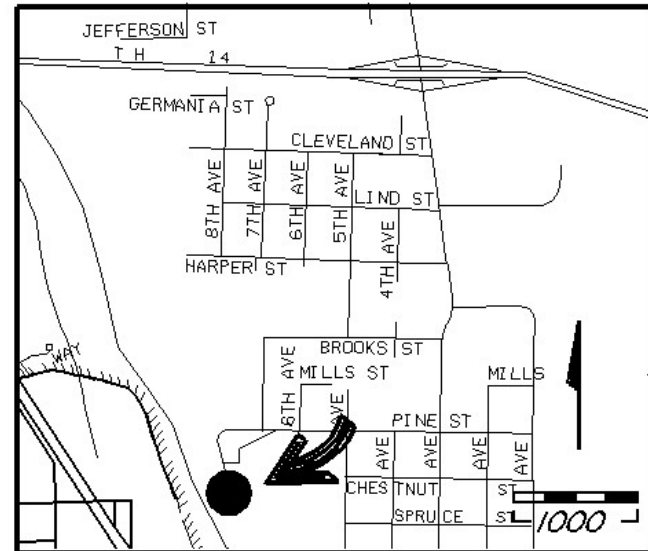
Requirements: None

Impact: None

Planning Commission Comment:

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PARKS AND FORESTRY	PUBLIC WORKS	LAND OF MEMORIES PHASE I	2012

SOURCES OF FUNDING

General Fund	\$ 250,000
Total Cost	\$ 250,000

PROJECT SCHEDULE

	Preliminary Estimate	Construction
Original	2007	2012
Current		
Actual		

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: To reclaim existing bituminous road surfaces and provide a bituminous overlay of roads, lots and camping surfaces. To extend city water and sewer services from Sibley Park to Land of Memories by directional boring under the Blue Earth River.

Justification:

The existing roadways have seen increased user traffic. Larger campers are now in use. The existing roadway has very little base material and has deteriorated and is in need of repair. Expanded use of Land of Memories campground requires more holding tank pumping costs. This project will insure quality drinking water is available.

Requirements:

Impact:

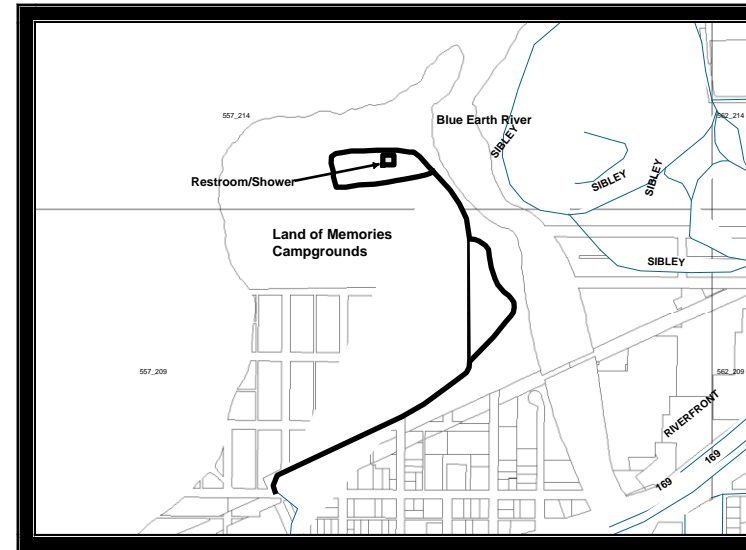
Planning Commission Comment: None (2008)

PROJECT HISTORY:

Land of Memories was developed after a 1976 park bond. The park provides many recreational opportunities. The campground serves tent and small camper use.

LOCATION AND RELEVANT GRAPHIC DETAILS

Land of Memories Park



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	DIVISION	PROJECT TITLE	CONSTRUCTION YEAR
PUBLIC BUILDING & EQUIPMENT	PUBLIC WORKS	CENTRAL GARAGE	PUBLIC WORKS FACILITY IMPROVEMENTS, PHASE III	2012

Sources of Funding	
General Fund	\$230,000
Central Garage Fund	\$115,000
Utilities Fund	<u>\$355,000</u>
TOTAL	\$700,000

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Make necessary alterations to the current MNDOT headquarters building for the Public Works Department. Make changes to the office common areas for functionality.

Justification: Building updates and improvements necessary to consolidate the Public Works Department into one facility. The lower-level is currently broken into several smaller training areas. It only has one medium-sized break room. The previous owner had multiple break rooms located throughout the facility. The space should be renovated to make enough room for a dual purpose training/break area. The changes to the upper-level office area cannot be made until the State Patrol leaves in 2012. At that time, administrative staff can be consolidated in one area of the building and the remainder of the building could be leased as an additional revenue stream.

Site Requirements: None

Impact: All Public Works vehicles and equipment will be at one location after all three phases are completed.

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS

The current Minnesota Department of Transportation site at 501 S. Victory Drive, Mankato.



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PUBLIC BUILDINGS & EQUIPMENT	PUBLIC WORKS	TRANSIT BUS - REPLACE CLASS 400 LIGHT DUTY BUS WITH CLASS 400 LIGHT DUTY BUS	2012

SOURCES OF FUNDING

Mass Transit Fund	\$13,6000
State Grants	<u>\$54,400</u>
Total Cost	\$68,000

LOCATION AND RELEVANT GRAPHIC DETAILS

PROJECT SCHEDULE Preliminary Estimate Construction

Original
Current
Actual

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: This is a scheduled replacement of a class 400 Ford bus. Bus 817 is 25 ft. long and is considered a light duty bus. This vehicle is scheduled for replacement due to mileage, years of service and anticipated maintenance costs.

Project History/Justification: Bus 817 will have been in service for 14 years and will be looking at significant increases in both preventative maintenance and repair costs. Additionally, this vehicle will have an estimated mileage reading of 92,646 miles.

Site Requirements: None

Impact: Maintain a reliable fleet for our ambulatory as well as our disabled citizens and reduce maintenance / repair costs.

Planning Commission Comment: None (20012)

CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PARKS & FORESTRY	PUBLIC WORKS	SIBLEY PARK IMPROVEMENTS	2012

SOURCES OF FUNDING

Park Dedication Fund	\$ 75,000
TOTAL:	\$ 75,000

PROJECT SCHEDULE Preliminary Estimate Construction

Original
Current
Actual

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: To improve park areas of Sibley Park to include remodeling the current park office to community space.

Justification: Sibley Park improvements five (5) year plan – 4th year.

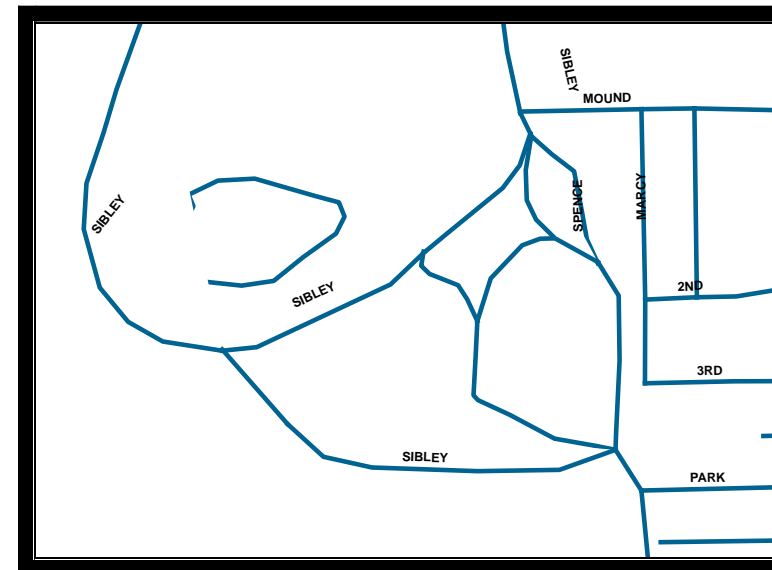
Site Requirement:

Planning Commission Comment:

PROJECT HISTORY

Sibley Park South Side

LOCATION AND RELEVANT GRAPHIC DETAILS



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
WATER TREATMENT	PUBLIC WORKS	SIBLEY PARK RESERVOIR REPLACEMENT STUDY	2012

SOURCES OF FUNDING

Utility revenue and depreciation funds	\$ 25,000
Total Cost	\$ 25,000

PROJECT SCHEDULE

	Preliminary Estimate	Construction
Original	2008	
Current		
Actual		

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: To replace existing 1 MG storage tank.

Justification: The existing 40+ year old storage tank has deteriorated internally and externally and needs to be replaced. The tank is currently off-line to prevent contamination from the leaking roof. The City of Mankato's drinking water storage capacity is decreased by 1,000,000 gallons with this tank out of service. Study 2013 with construction 2014.

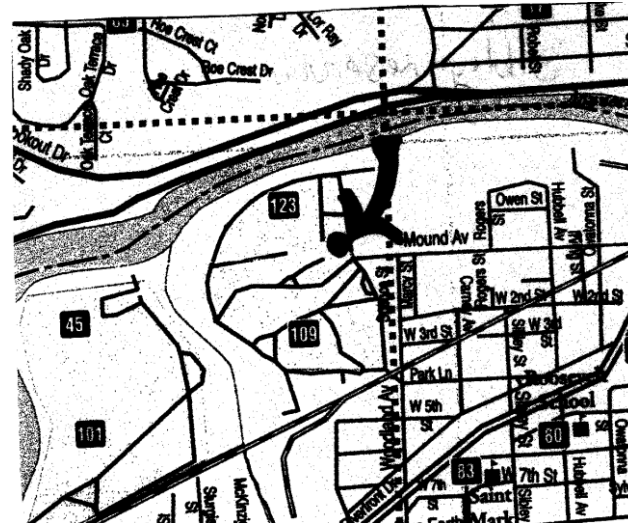
Requirements:

Impact:

Planning Commission Comment: None (2008)

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PARKS AND FORESTRY	PUBLIC WORKS	THOMAS PARK HOCKEY RINK IMPROVEMENTS – PHASE II	2012

SOURCES OF FUNDING

General Fund	\$ 155,000
Donations	\$ 155,000
Total Cost	\$ 310,000

PROJECT SCHEDULE

	Preliminary Estimate	Construction
Original	2008	2010
Current		
Actual		

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Provide a covered lighted concrete surface outdoor hockey rink. The project will include a steel pole shed building and lighting upgrades.

Lighting Upgrades	\$10,000
Pole Building w Installation	\$300,000

Justification: The City of Mankato prepares three outdoor hockey rinks for seasonal use. Each year is a struggle to provide good ice. By providing a stable base and covering the ice sheet from sun the rink will see increased use and a longer season. The neighborhoods in and around Thomas Park are growing rapidly and need this recreational resource. The project could be done in two phases. The building and light upgrades would be completed in subsequent years.

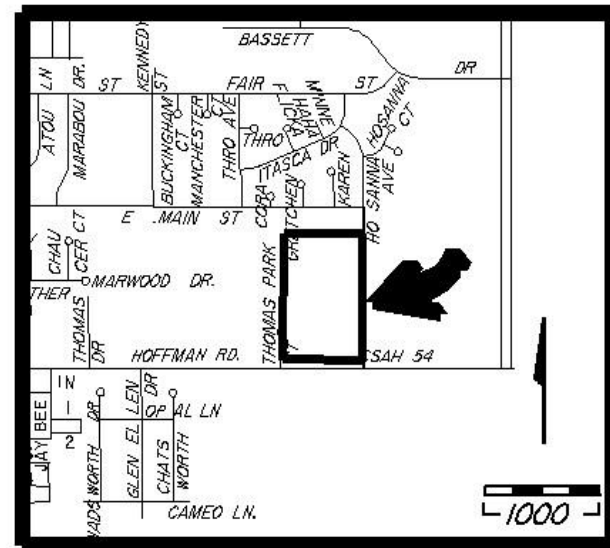
Requirements: Phase II is contingent on receiving a minimum of \$155,000 worth of private donations – 50% match.

Impact: A covered rink will be maintained better at less cost.

Planning Commission Comment:

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PARKS & FORESTRY	PUBLIC WORKS	TRAIL CREEK PARK PHASE II OF III	2012

SOURCES OF FUNDING

Park Dedication Funds	\$ 125,000
TOTAL:	\$ 125,000

<u>PROJECT SCHEDULE</u>	Preliminary Estimate	Construction
	Original	2012
	Current	
	Actual	

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

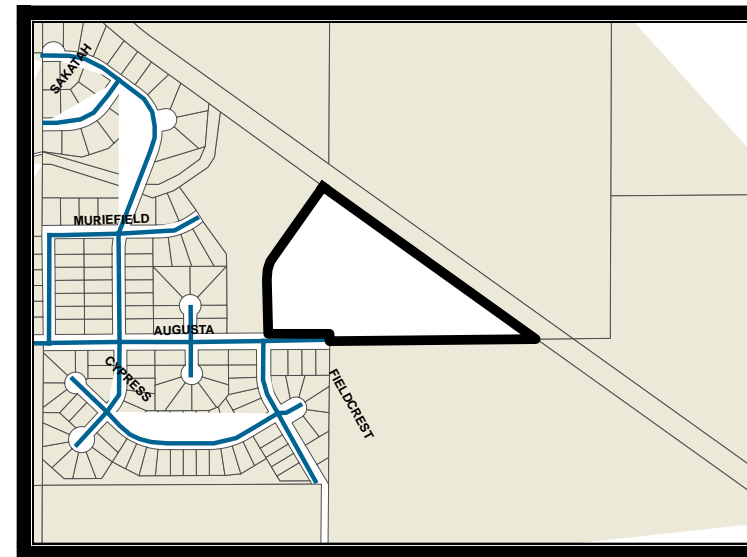
Project Description: This park area will serve residential developments that are bordered by Highway 22 – County Rd 3 and County Rd 12. The land is directly adjacent to Sakatah Singing Hills Trial. As future development occurs the park may be increased to 5 – 10 acres. The park may include restroom shelter, play equipment and court activities. The project will be spread over three phases covering three years. Total project cost estimate is \$350,000.

Justification: This area has the potential for growth. Mini neighborhood and neighborhood parks that are centrally located within boundaries such as roadways or physical obstacles are identified in the Park and Open Space Plan as a need.

Site Requirement: None

Planning Commission Comment: None (2008)

LOCATION AND RELEVANT GRAPHIC DETAILS



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2010-2014

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
PARKS AND FORESTRY	PUBLIC WORKS	WINGS OVER WHITE OAKS PARK PHASE I OF II	2012

SOURCES OF FUNDING

Parks Dedication	\$ 95,000
Total Cost	\$ 95,000

PROJECT SCHEDULE

	Preliminary Estimate	Construction
Original	2006	2012-2013
Current		
Actual		

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description:

Develop Wings Over White Oaks Park. The project will include a picnic shelter, playground, basketball court, walking trail and sliding hill. The park will have an upper and lower area separated by a 3 foot high retaining wall. The project is being broken down into two phases. The total project cost estimate is \$190,000.

Justification:

The Wings Over White Oaks Park is positioned to serve a growing residential neighborhood. The park and open space plan identified the need for a neighborhood park in this area.

Requirements:

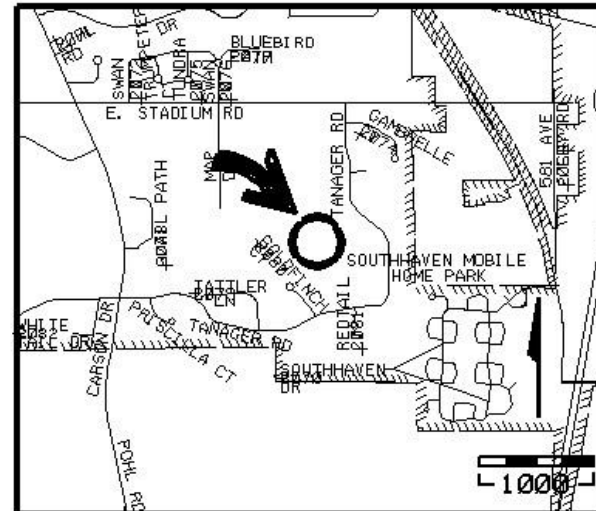
Impact:

Planning Commission Comment:

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS

Wings Over White Oaks Park at Tanager Road



CAPITAL IMPROVEMENT PROJECT DESCRIPTION 2009-2013

CATEGORY	DEPARTMENT	PROJECT TITLE	CONSTRUCTION YEAR
WATER TREATMENT	PUBLIC WORKS	WELL #13 REHABILITATION	2012

SOURCES OF FUNDING

Water Fund	\$ 350,000
Total Cost	\$ 350,000

PROJECT SCHEDULE

	Preliminary Estimate	Construction
Original	2009	2012
Current		
Actual		

PROJECT DESCRIPTION, JUSTIFICATION, SITE REQUIREMENT AND IMPACT

Project Description: Upgrade Well #13 with VFD's, new pump motors, switch gear.

Justification: Well #13 was built in 1973. There are no Variable Frequency Drives for electrical efficiency. The switch gear is original. An upgrade of this facility is needed to bring it up to optimal efficiency.

Requirements:

Impact:

Planning Commission Comment: None (2008)

PROJECT HISTORY

LOCATION AND RELEVANT GRAPHIC DETAILS

